UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION II

DATE: SEP 20 2016

SUBJECT: Record of Decision (ROD) for the Unimatic Manufacturing Corporation Superfund Site

FROM: Carole Petersen, Chief
New Jersey Remediation Branch

TO: Walter Mugdan, Director
Emergency and Remedial Response Division

Attached for your review and concurrence is the operable unit 1 (OU1) ROD for the Unimatic Manufacturing Corporation Superfund Site (the site) located in Fairfield, Essex County, New Jersey. The site is a federal fund-lead site. The OU1 ROD presents the selected remedy for addressing the soil and building contamination at the site. Contaminated groundwater and sediment will be addressed in a second operable unit.

The Unimatic property is located at 25 Sherwood Lane, in a primarily light industrial area of Fairfield, New Jersey with residential subdivisions located approximately 800 feet to the northeast. The property covers approximately 1.23 acres and contains a centrally located 22,000-square-foot building and a partially paved parking lot. The Unimatic property is bounded to the northwest by 21 Sherwood Lane, to the northeast by 30 Sherwood Lane, and to the north by the Jersey City Municipal Utilities Authority (JCMUA) property. The JCMUA property contains two large underground water supply utility pipes. The site consists of the property at 25 Sherwood Lane and portions of 21 Sherwood Lane, 30 Sherwood Lane and the JCMUA property, all of which are located in Fairfield, New Jersey.

Unimatic operated an aluminum die casting manufacturing process from 1955 until 2001. The original building was constructed at the center of the property in 1955 and was expanded twice by 1970, resulting in its current size of 22,000 square feet.

A releasing agent/lubricating oil was utilized in their process that prevented aluminum from adhering to die-cast molds. Reportedly, the releasing agent/lubricating oil contained polychlorinated biphenyls (PCBs). The lubricating oil was sprayed throughout the shop area. Unimatic reportedly washed the PCB-contaminated oil from the floor and walls into floor trenches, which subsequently conveyed the PCB-contaminated wash water to perforated wastewater pipes located on the northeastern side of the building. The perforated wastewater pipes resulted in the PCB-contamination of the soil and groundwater. Three adjacent properties were also impacted by the discharge.

The major components of the OU1 selected remedy in the attached draft ROD include:

- Demolition of the Unimatic building including the building slab and foundation. The building debris will be segregated based on the level of PCBs contamination and disposed of at Environmental Protection Agency (EPA) approved offsite landfills.

- Contaminated soils exceeding the remediation goals will be excavated. The excavated area will be backfilled with imported clean fill. The ground surface will be restored to the original grade consistent with the surrounding areas. The excavated soil will be segregated in accordance with waste characteristics and properly treated off-site to meet land disposal restrictions and disposed of at EPA approved off-site landfills.

- A deed notice will be required for the Unimatic property. The soil cleanup for the contaminated soils at 21 Sherwood Lane, the JCMUA property and 30 Sherwood Lane resulting from the activities at Unimatic may attain the New Jersey Residential Direct Contact Soil Cleanup Standards (NJRDCSCS) and, if these levels are attained, will not require a deed notice. A deed notice would be recorded for the JCMUA property, 21 Sherwood Lane or 30 Sherwood Lane if the NJRDCSCS cannot be attained. The deed notice will limit the properties for non-residential use only and provide a description of contamination remaining on site, the use restrictions, and a map to show the area for restricted use.

- Five–year reviews will be conducted since contamination would remain above levels that allow for unlimited use and unrestricted exposure.

I am available to discuss any questions regarding the draft OU1 ROD for the Unimatic Manufacturing Corporation Superfund Site.

Attachment